

GUIDE TO WRITING A COMPETITIVE OFFER **621 VIA PRESA, SAN CLEMENTE, CA 92672**

Dear Agents and Buyers,

We all know we are in a competitive market with tons of very qualified buyers and incredibly low inventory. Below is some additional information that you may find helpful if you are considering writing an offer on this property:

Seller's Name:

Jennifer Dalgleish, Trustee
Vicki J Biazus, Trustee

Trust Name:

Dalgleish Family Trust Dated July 20, 1990

- Preferred Length of Escrow: 30 days from acceptance or less
- Possession: Close of Escrow at 6:00PM
- Earnest money deposit: 3% of Purchase Price
- Inspection Contingency: 7 days from acceptance or less
- Appraisal Contingency: Waive
- Loan Contingency: Waive
- Please do not check boxes for Q.5 and Q.6
- Items Included: Washer, Dryer, Refrigerator
- Items Excluded: None

Sellers' choice of all services:

- Escrow: TICOR Escrow
- Title: TICOR Title
- NHD: Property ID
- Termite: Waive
- Home Warranty: Up to \$500

PLEASE WRITE YOUR BEST OFFER FIRST AS I CAN NOT GUARANTEE COUNTER OFFERS!

Offers will be presented on Tuesday, March 8, 2022 so please submit by Monday, March 7, 2022 at noon.

PLEASE EMAIL COMPLETE OFFER PACKET IN SINGLE PDF FILE TO: Listings@ZTeamOCRealEstate.com

Offer MUST INCLUDE: 1) EMD to be min 3% of sale price 2) Proof of Funds 3) PreApproval Letter 4) FICO scores
5) Lender DU/DO approval.

Thank you for your interest in this property!